



No onward chain! This detached family home is ideally located Chollerford Close, within the popular Kingsmere Estate, Gosforth. Close to Gosforth High Street, Chollerford Close, a quiet cul-de-sac is conveniently situated close to Regent Centre Metro Station and the nearby local shops on Ashburton Road.

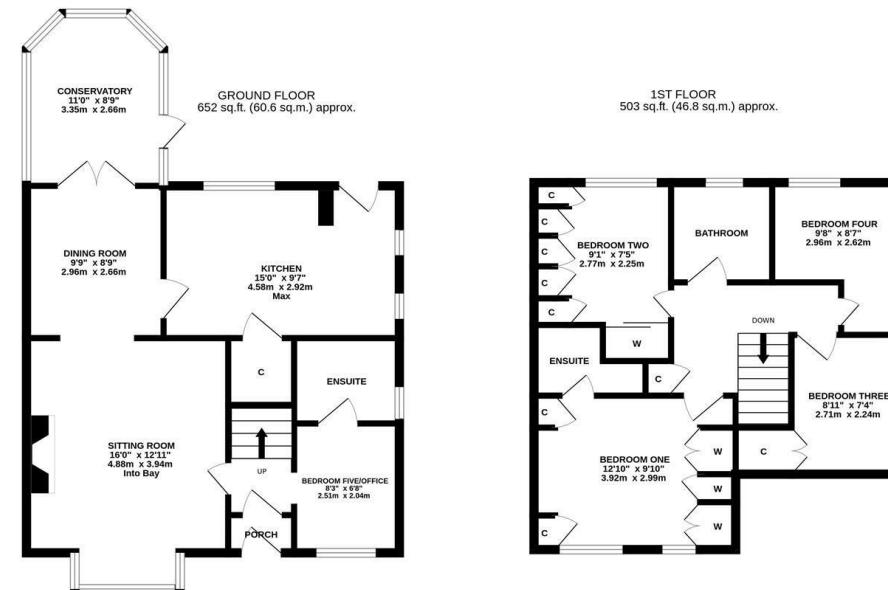
The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with fireplace and walk in bay, open to dining room; 15ft kitchen with fitted units, work surfaces, under-stairs storage, dual aspect windows and rear door access to the garden; office/bedroom five with an en-suite wet room, complete with three piece suite including walk in shower and spot lighting; conservatory with views over the rear garden and side door access. The first floor landing with storage cupboard gives access to; four bedrooms, three of which are fitted with wardrobe storage and storage cupboards, bedroom one also with dual windows and an en-suite shower room; family shower room complete with three piece suite.

Externally, a lawned front garden with a mixture of planting, a paved pathway leading to the front of the property and a separate driveway providing off-street parking. To the rear, an enclosed garden laid mainly to lawn with planted borders, a patio seating area and enclosed with both fence and hedge boundaries.

Detached Family Home | 1,156 Sq ft (107.4m<sup>2</sup>) | Four/Five Bedrooms | Sitting Room to Dining Room | Kitchen | Conservatory | Office/Bedroom Five | En-Suite Wet Room | En-Suite to Bedroom One | Family Shower Room | Front Garden & Driveway | Rear Garden | Freehold | No Onward Chain | Council Tax Band E | EPC: Tbc

**Offers Over £325,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



**TOTAL FLOOR AREA: 1156 sq ft (107.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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